

SUBDIVISION REVIEW SHEET

C11
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CASE NO: C8J-2011-0081.0A

ZAP DATE: November 1, 2011

SUBDIVISION NAME: Steiner Ranch Phase One, Sec 10D; Resub of Lots 303-315, Lots 324-339 Block F

AREA: 15.17 acres

LOTS: (34)

APPLICANT: Taylor Woodrow Communities/
Steiner Ranch (Michael Slack)

AGENT: Texas Engineering Solutions, LLC
(Stephen Delgado)

ADDRESS OF SUBDIVISION: University Club Drive

GRIDS: B30

COUNTY: Travis

WATERSHED: Steiner Creek & Lake Austin

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: N/A

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Steiner Ranch Phase One, Sec 10D; Resub of lots 303-315, Lots 324-339 Block F. The subdivision is composed of (34) lots on 15.17 acres. These lots were originally subdivided with Steiner Ranch Section 10D. The applicant proposes to resubdivide a portion of the original subdivision affecting 27 lots. These lots are proposed to be resubdivided into 34 lots for sing-family residential use. The lots will take access will be via Quinlan Park Road to University Club Drive. Travis County W.C.I.D. #17 will provide water and wastewater service. Austin Energy will provide electric service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

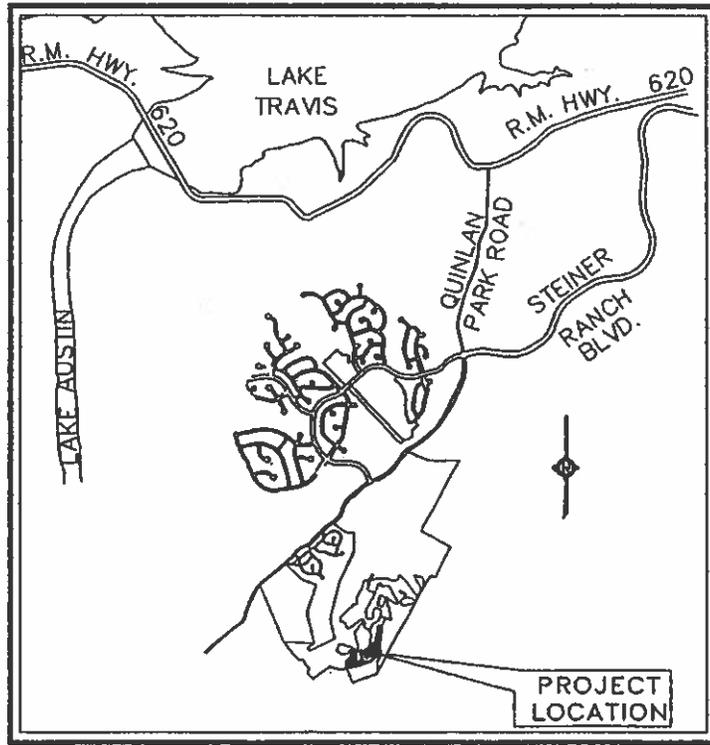
ZAP COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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2

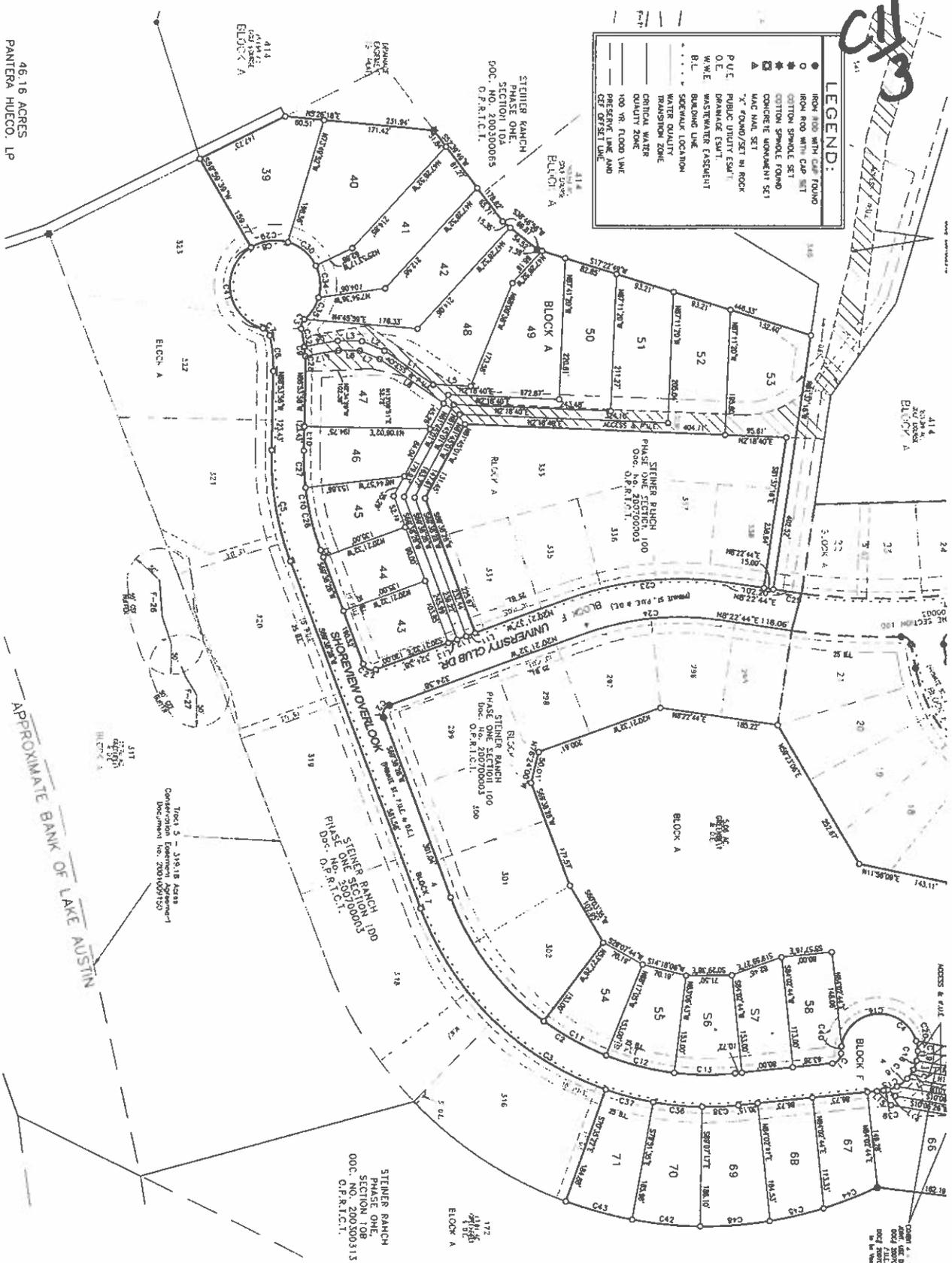
LOCATION MAP
(Not To Scale)



150

LEGEND:

- IRON ROD WITH CAP FOUND
- COTTON SPINKLE FOUND
- ◆ COTTON SPINKLE FOUND
- CONCRETE UNIFORM SET
- ▲ 4"X4" NAIL SET
- △ "X" FOUND/SET IN ROCK
- PUBLIC UTILITY ESMT
- OLE DRAINAGE ESMT
- W/W/E WASTEWATER FACEMENT
- B.L. BUILDING LINE
- SPOCKWALK LOCATION
- WATER QUALITY TRANSITION ZONE
- CRITICAL WATER QUALITY ZONE
- 100 YR. FLOOD LINE
- PRESERVE LINE AND CEF OFFSET LINE





PUBLIC HEARING INFORMATION

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and;
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Partners In Building

Your Name (please print)

I am in favor
 I object

1803 RR W20 Austin TX 78734

Your address(es) affected by this application

Sharon Nelson

Signature

10/17/11

Date

Daytime Telephone: 512-246-6701

Comments: We are a custom home

builder and own a lot in

The subject tract. We

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

11579

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Public Hearing: Zoning and Platting Commission, Nov 1, 2011

METTE & CASE MORENO - TRISCANO
Your Name (please print)

I am in favor
 I object

ISGI UNIVERSITY CURS DR.

Your address(es) affected by this application

Signature

10-17-11

Date

Daytime Telephone: 512-415-1132

Comments: The proposed extension was not part of the plan at the time when we bought our property. Therefore, if this is approved, compensation will be asked for.

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Tracy McEwen

Your Name (please print)

1608 Lakecreek Hills Ln

Your address(es) affected by this application

Tracy McEwen

Signature

10-22-11
Date

Daytime Telephone: 512-382-0440

Comments:

I am concerned that the increased footprint will harm or create further harm to the environment and small stream located below the housing project. The builder has shipped the load of all vegetation - runoff of pollutants will occur. Builder has already cut into hills not in original plan. Looks like the area has been strip-mined for copper.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

I am in favor
 Subject



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Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Marela & Francisco Flores
Your Name (please print)

I am in favor
 I object

11608 Shoreview Overlook, Austin 78732
Your address(es) affected by this application

Marela Flores 10/24/11
Signature Date

Daytime Telephone: 826-6527

Comments: We bought and built our house

under the impression that this were
going to be "cottage" homesites and
only 24 of them.

We were planning on buying somewhere
else and changed our mind after talking
to Taylor Morrison.

what they want to do is just another
example of how greedy they are.

who needs more houses? Please

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl say
Don Perryman P. O. Box 1088 no!!
Austin, TX 78767-8810

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WILLIAM E. MERRILL POMPKI
Your Name (please print)

I am in favor
 I object

1613 SHADSTONE TERRACE
Your address(es) affected by this application

William E. Merrill Pomпки
Signature
Date: 10/19/11

Daytime Telephone: 512-614-4209

Comments: WE ARE SURE THE CITY WILL CONSIDER THE REVENUE DECREASE IN BY AN ADDITIONAL 10 RESIDENTIAL LOTS. HOWEVER, WE FEEL THAT THE PROPERTY VALUE ON 10 ESTATE LOTS WITH LARGER HOMES WILL GENERATE THE SAME LEVEL OF INCOME AS 20 SMALLER RESIDENTIAL HOMES.
PLEASE ALSO CONSIDER THAT THE 10 RESIDENTIAL LOTS WITH PUT ADDITIONAL (OVER)
If you use this form to comment, it may be returned to:
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Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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PRESSURE ON OUR ALREADY SCARCE WATER RESOURCES. FURTHER, THE INFRASTRUCTURE CAN NOT SUPPORT FURTHER AND FUTURE DEVELOPMENT. ROUTE 600 TO 2222 1/2 BACKED UP FROM STEINER RANCH BLVD. AT RUSH HOUR.

WE WERE ADVISED AT THE TIME WE PURCHASED OUR LOTS THAT THERE WOULD BE DEVELOPMENT BELOW SHOESSTONE TERRACE. HOWEVER, WE WERE ADVISED THAT THEY WOULD BE ESTABLISHING LOTS AND THEREFORE WOULD APPRECIATE OUR PROPERTY VALUES. THE REQUEST BY THE BUILDER TO SUBDIVIDE THE LOTS CAN ONLY SUGGEST THAT THEY WOULD BUILD SMALLER HOMES THAT WOULD NOT APPRECIATE OUR PROPERTY.

WE RESPECTFULLY REQUEST THAT THE CITY DENY THEIR REQUEST.

WE WANT THE AREA NUMBERED 306 TO STAY A GREENBELT.